



James Road, Wellingborough NN8 2LR

welcome to

James Road, Wellingborough

EXTENDED FAMILY HOME This three bedroom property benefits from FOUR separate reception rooms, downstairs cloakroom, off road parking with large garage, a summer house in the garden and is located within easy reach of the A45 and town centre. Viewing is highly recommended.



Entrance Hall

Obscure double glazed window and door to front, built-in under stairs storage, stairs leading to first floor landing, dado rail, radiator, wood effect laminate flooring.

Lobby

14' 3" max x 9' 5" max (4.34m max x 2.87m max)
Obscure window to cloakroom, feature arch with mood lighting, doors leading to dining room and cloakroom, arch to kitchen, wood effect laminate flooring.

Cloakroom

Obscure double glazed window to rear, low level W.C, vanity wash hand basin with units under, wall mounted electric heater.

Lounge

16' in to bay x 12' 5" max (4.88m in to bay x 3.78m max)
Double glazed bay window to front, feature wooden beam, two storage units, feature fireplace with wooden beams, wooden mantel and marble effect hearth, radiator, wood effect laminate flooring, arch leading to the family room.

Dining Room

12' 5" x 7' 10" (3.78m x 2.39m)
Double glazed window and door to rear, wall light points, wood effect laminate flooring.

Family Room

9' 2" x 8' (2.79m x 2.44m)
Open plan with the lounge and dining room there is feature beam and radiator.

Kitchen

12' 3" x 11' (3.73m x 3.35m)
Double glazed window and door to rear. Kitchen comprising single drainer stainless steel sink unit inset to work surface, range of base and eye level units, tile splash backs, space for white goods, door to garage.

First Floor Landing

Hatch to loft space, obscure double glazed window to side, radiator, doors to:

Bedroom One

13' 11" max x 11' 4" in to built in wardrobe (4.24m max x 3.45m in to built in wardrobe)
Double glazed window to front, feature wooden beams, built in wardrobe, radiator.

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)
Double glazed window to rear, radiator.

Bedroom Three

8' 11" in to built in wardrobe x 7' 8" (2.72m in to built in wardrobe x 2.34m)
Double glazed window to front, built in wardrobes with storage over bed, radiator.

Bathroom

Obscure double glazed window to side and rear.
Suite comprising corner bath with shower over, pedestal wash hand basin, low level WC, storage cupboard housing boiler, mirror to wall, radiator.

Outside Front Garden

Partly enclosed by low level wall, block paved drive with flower and shrub borders.

Rear Garden

Benefitting from lawn and patio area, with a variety of flower beds and vegetable garden.

Garage

17' 9" x 11' 2" (5.41m x 3.40m)
Electric up and over door, lighting and power connected.



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welcome to

James Road, Wellingborough

- Extended semi detached
- Ideal family home
- Four separate reception rooms
- Larger than average garage
-

Tenure: Freehold EPC Rating: D

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBR112121 - 0002

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